

Executive Summary

City of Enumclaw - Area 041

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2009
Number of Improved Sales: 294
Range of Sale Dates: 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$73,700	\$118,600	\$192,300			10.77%
2014 Value	\$91,800	\$156,900	\$248,700	\$271,400	93.8%	10.52%
\$ Change	+\$18,100	+\$38,300	+\$56,400			
% Change	+24.6%	+32.3%	+29.3%			

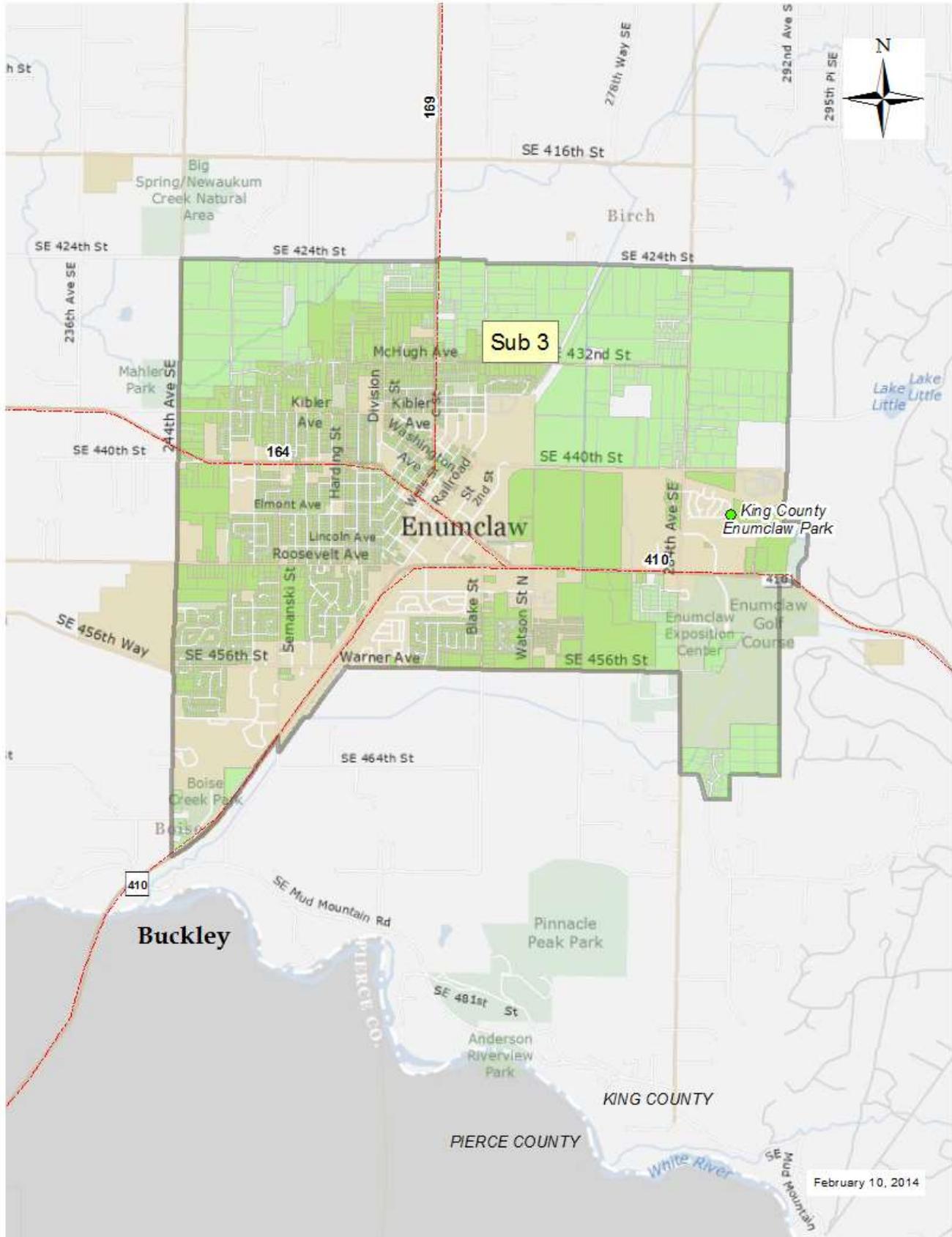
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 10.52% is an improvement from the previous COD of 10.77%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$74,800	\$109,800	\$184,600
2014 Value	\$93,200	\$145,100	\$238,300
% Change	+24.6%	+32.1%	+29.1%

Number of one to three unit residences in the population: 3,267

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Plat-Major 164500 (Clovercrest @ Enumclaw) and Low Grade homes (Building Grade < 6), were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 041 - Map



All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. Scale unknown.

Area 041 - Model Adjustments 1-3 Unit Residences

2014 Total Value = 2013 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+30.24%	2,997	92%

Due to truncating the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

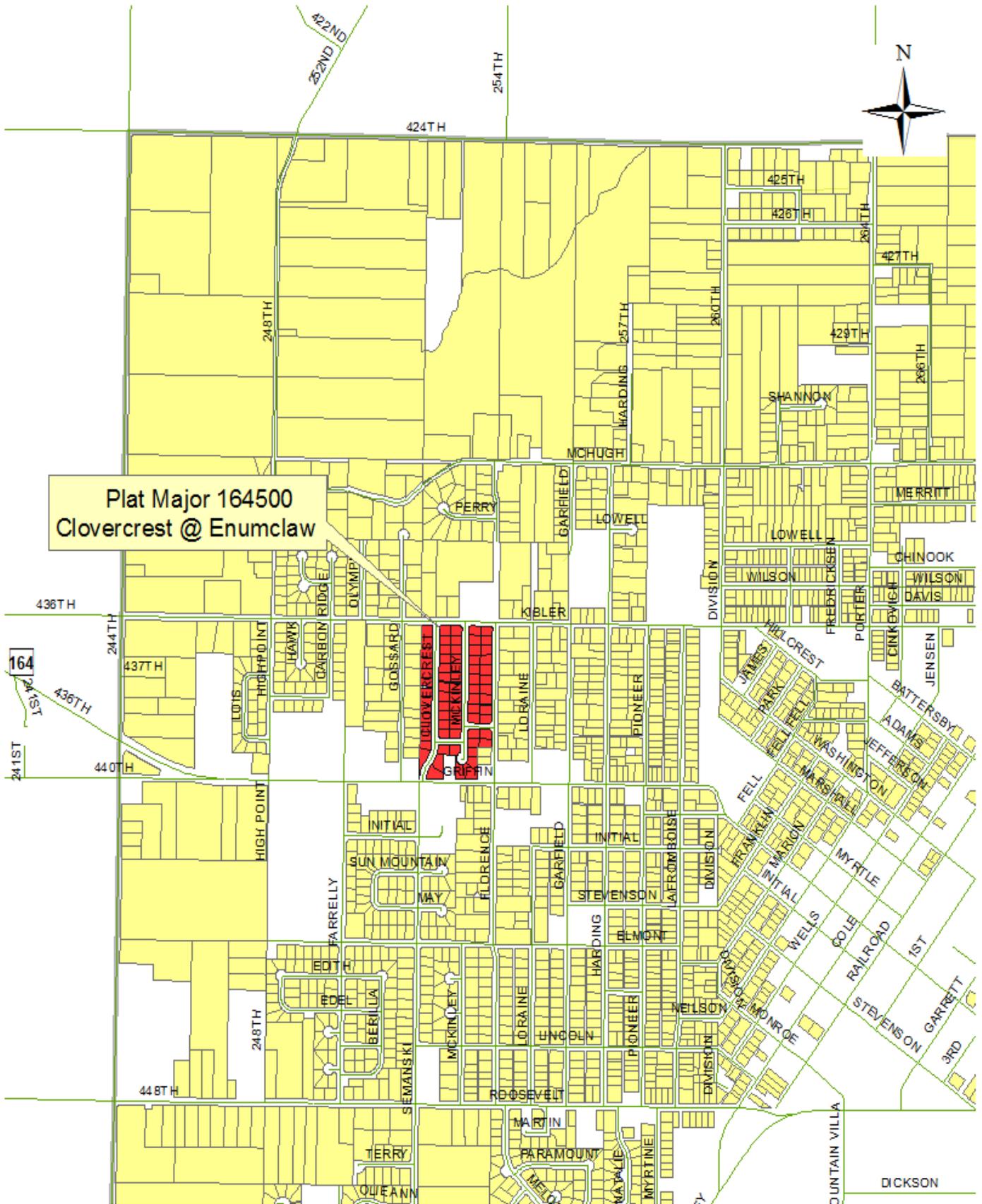
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Plat-Major 164500	+16.17%	8	70	11%
Low Grade (Building Grade <6)	+15.08%	10	200	5%

There were no properties that would receive a multiple variable adjustment.

Generally, Plat-Major 164500 (Clovercrest @ Enumclaw) and Low Grade homes (Building Grade <6) parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Area 041 - Plat Map



Area 041 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
164500	Clovercrest @ Enumclaw	8	70	11%	NE-23-20-06	3	7	1963-1969

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: August 12, 2014

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2013 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Based on the 5 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 24.6% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.250, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Plat-Major 164500 (Clovercrest @ Enumclaw) and Low Grade homes (Building Grade < 6), were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 294 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2014. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7217283 + 8.742148E-02 * \text{Plat164500} + 9.507006E-02 * \text{LowGrade5})$$

The resulting total value is truncated to the next \$1,000, *then*:

$$2014 \text{ Improvements Value} = 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value}$$

Mobile Home Update

There were no recent fair market sales of mobile homes within Area 041; therefore, mobile homes received the Total % Change indicated by the sales sample as reflected on the Executive Summary page of +29.3%. There are only 15 mobile homes in the population. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.293$$
$$2014 \text{ Improvements Value} = 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value}$$

Results

The resulting assessment level is 0.938. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +29.1%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Revalue Plan, separate studies, and statutes.

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.293.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.293.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.

- If improvements and accessories =< \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

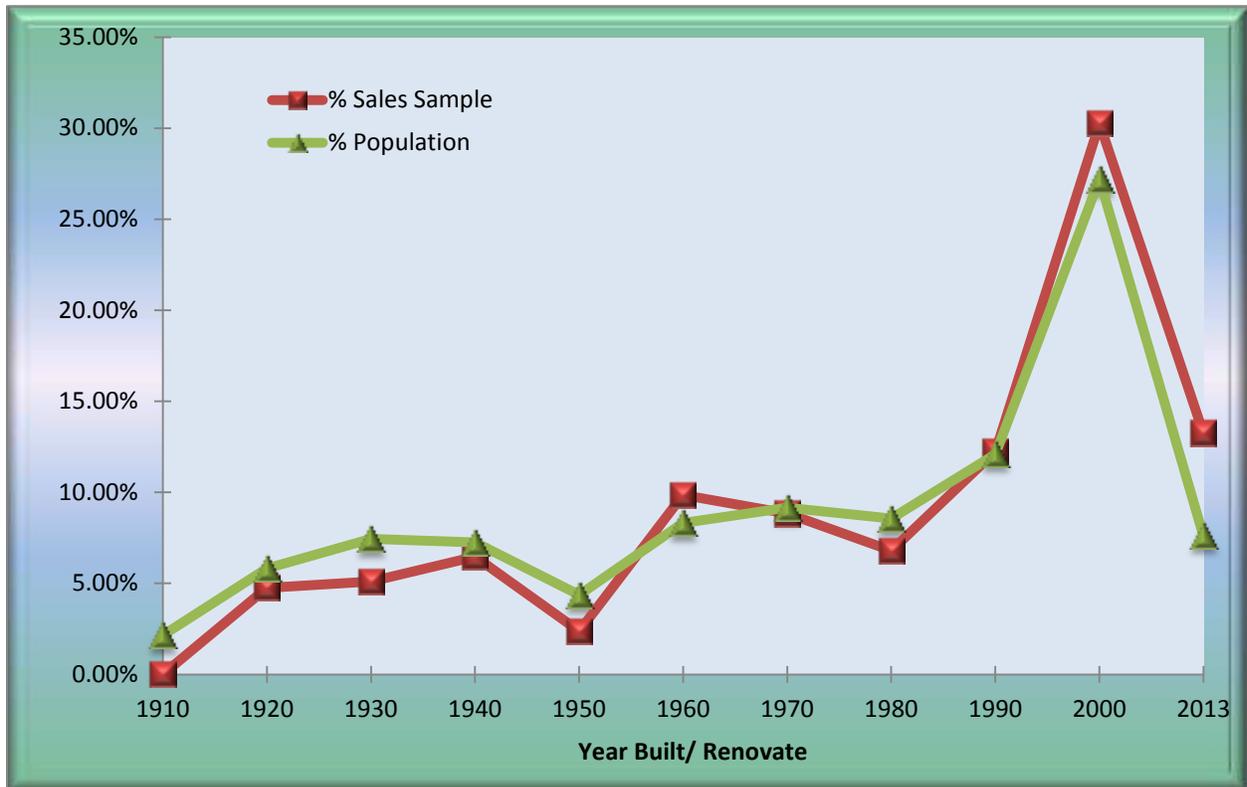
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	14	4.76%
1930	15	5.10%
1940	19	6.46%
1950	7	2.38%
1960	29	9.86%
1970	26	8.84%
1980	20	6.80%
1990	36	12.24%
2000	89	30.27%
2013	39	13.27%
294		

Population

Year Built/Ren	Frequency	% Population
1910	70	2.14%
1920	190	5.82%
1930	243	7.44%
1940	237	7.25%
1950	143	4.38%
1960	272	8.33%
1970	299	9.15%
1980	280	8.57%
1990	395	12.09%
2000	889	27.21%
2013	249	7.62%
3,267		



The sales sample frequency distribution follows the population distribution very closely with regard to Year Built or Renovated. This distribution is ideal for both accurate analysis and appraisals.

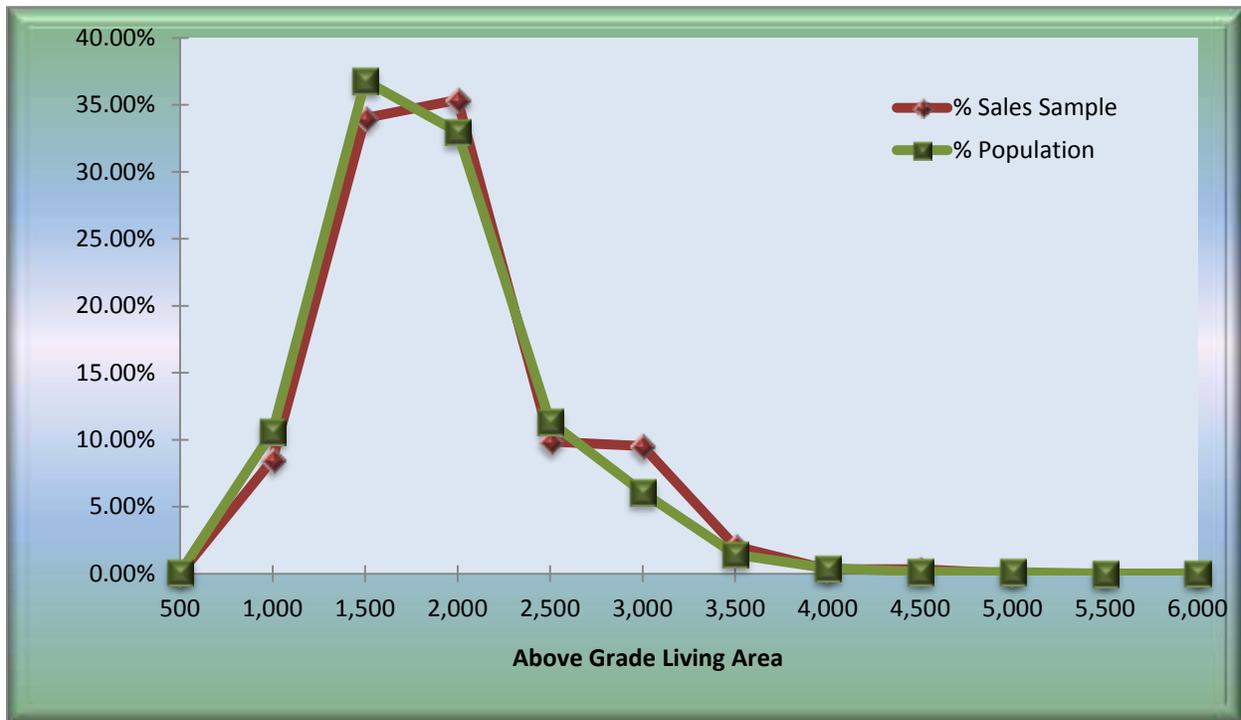
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	25	8.50%
1,500	100	34.01%
2,000	104	35.37%
2,500	29	9.86%
3,000	28	9.52%
3,500	6	2.04%
4,000	1	0.34%
4,500	1	0.34%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
294		

Population

AGLA	Frequency	% Population
500	3	0.09%
1,000	346	10.59%
1,500	1,202	36.79%
2,000	1,077	32.97%
2,500	370	11.33%
3,000	199	6.09%
3,500	47	1.44%
4,000	13	0.40%
4,500	5	0.15%
5,000	4	0.12%
5,500	0	0.00%
6,000	1	0.03%
3,267		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area (AGLA). This distribution is ideal for both accurate analysis and appraisals.

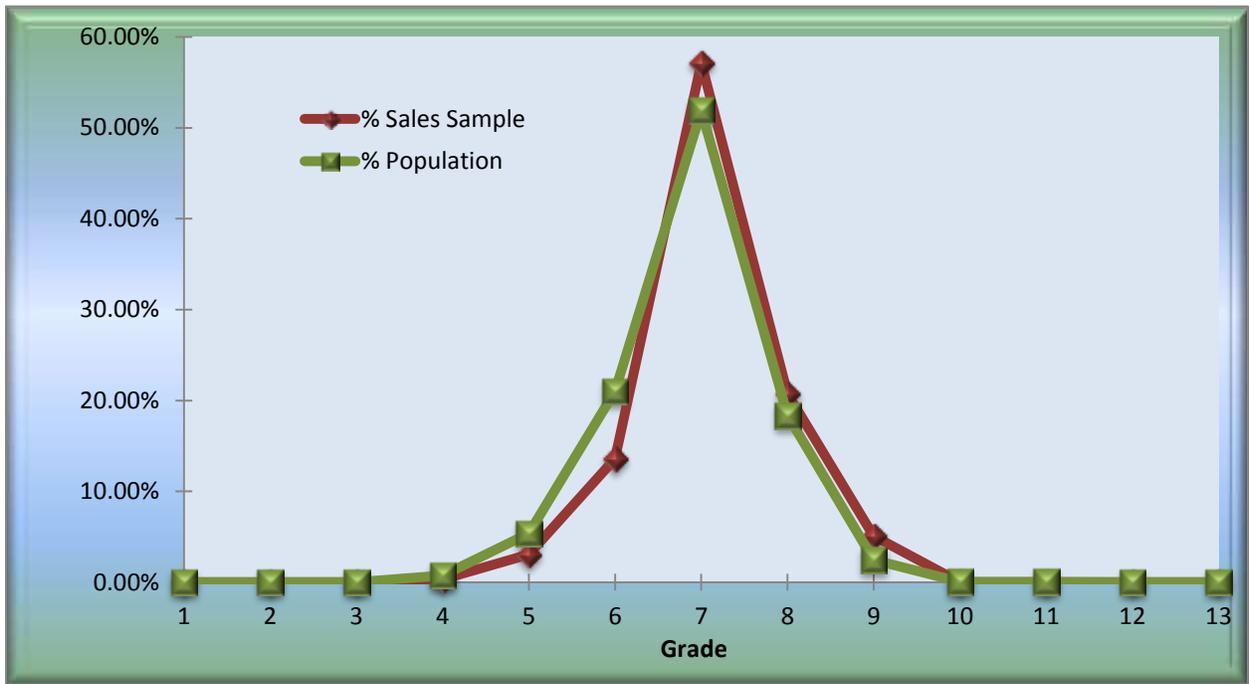
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.34%
5	9	3.06%
6	40	13.61%
7	168	57.14%
8	61	20.75%
9	15	5.10%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
294		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	25	0.77%
5	175	5.36%
6	687	21.03%
7	1,695	51.88%
8	600	18.37%
9	81	2.48%
10	2	0.06%
11	2	0.06%
12	0	0.00%
13	0	0.00%
3,267		



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grades. This distribution is ideal for both accurate analysis and appraisals.

Area 041 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2014**.

For example, a sale of \$475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.214, resulting in an adjusted value of \$576,000 ($\$475,000 * 1.214 = \$576,650$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.103	10.3%
2/1/2011	1.120	12.0%
3/1/2011	1.134	13.4%
4/1/2011	1.148	14.8%
5/1/2011	1.161	16.1%
6/1/2011	1.173	17.3%
7/1/2011	1.183	18.3%
8/1/2011	1.193	19.3%
9/1/2011	1.202	20.2%
10/1/2011	1.209	20.9%
11/1/2011	1.216	21.6%
12/1/2011	1.221	22.1%
1/1/2012	1.225	22.5%
2/1/2012	1.229	22.9%
3/1/2012	1.230	23.0%
4/1/2012	1.231	23.1%
5/1/2012	1.231	23.1%
6/1/2012	1.230	23.0%
7/1/2012	1.228	22.8%
8/1/2012	1.224	22.4%
9/1/2012	1.220	22.0%
10/1/2012	1.214	21.4%
11/1/2012	1.208	20.8%
12/1/2012	1.200	20.0%
1/1/2013	1.191	19.1%
2/1/2013	1.181	18.1%
3/1/2013	1.171	17.1%
4/1/2013	1.158	15.8%
5/1/2013	1.145	14.5%
6/1/2013	1.131	13.1%
7/1/2013	1.116	11.6%
8/1/2013	1.099	9.9%
9/1/2013	1.081	8.1%
10/1/2013	1.063	6.3%
11/1/2013	1.043	4.3%
12/1/2013	1.022	2.2%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 041 is: $(.7217283 - 5.36174E-04 * \text{SaleDay} - 4.267283E-07 * \text{SaleDaySq} + 8.742148E-02 * 2.721088E-02 + 9.507006E-02 * 3.401361E-02) / (.7217283 + 8.742148E-02 * 2.721088E-02 + 9.507006E-02 * 3.401361E-02)$

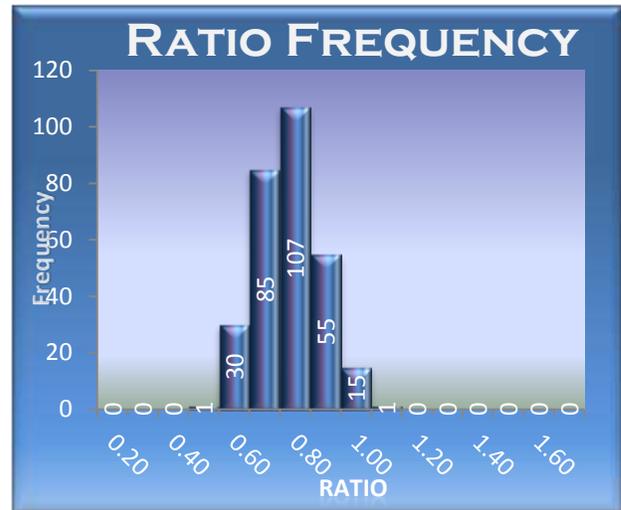
$\text{SaleDay} = \text{SaleDate} - 41640$

$\text{SaleDaySq} = (\text{SaleDate} - 41640)^2$

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SE / Team: 2	Appr. Date: 1/1/2013	Date of Report: 8/12/2014	Sales Dates: 1/2011 - 12/2013
Area Name: City of Enumclaw	Appr ID: MTIA	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 41			

SAMPLE STATISTICS	
<i>Sample size (n)</i>	294
<i>Mean Assessed Value</i>	192,300
<i>Mean Adj. Sales Price</i>	271,400
<i>Standard Deviation AV</i>	43,382
<i>Standard Deviation SP</i>	79,707
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.728
<i>Median Ratio</i>	0.727
<i>Weighted Mean Ratio</i>	0.709
UNIFORMITY	
<i>Lowest ratio</i>	0.500
<i>Highest ratio:</i>	1.027
<i>Coefficient of Dispersion</i>	10.77%
<i>Standard Deviation</i>	0.097
<i>Coefficient of Variation</i>	13.37%
<i>Price Related Differential (PRD)</i>	1.027
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.711
<i>Upper limit</i>	0.739
95% Confidence: Mean	
<i>Lower limit</i>	0.716
<i>Upper limit</i>	0.739
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	3267
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.097
Recommended minimum:	15
<i>Actual sample size:</i>	294
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	148
<i># ratios above mean:</i>	146
<i>z:</i>	0.117
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

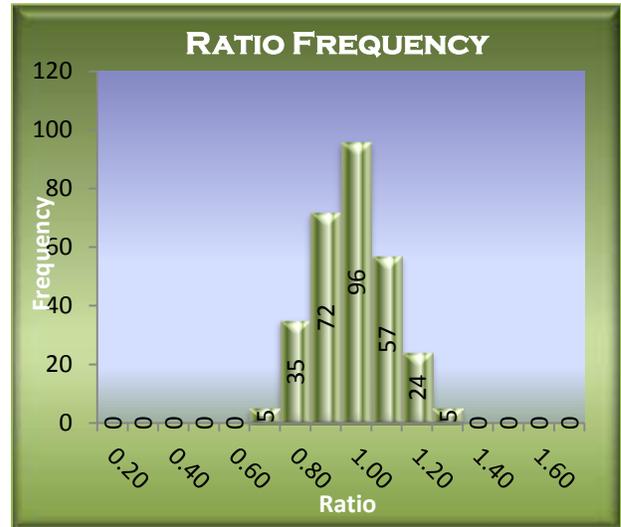
1 to 3 Unit Residences throughout Area 041

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014

Annual Update Ratio Study Report (After) - 2014 Assessments

District: SE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: City of Enumclaw	1/1/2014	8/12/2014	1/2011 - 12/2013
Area Number: 41	Appr. ID:	Property Type:	Adjusted for time?
	MTIA	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	294
Mean Assessed Value	248,700
Mean Sales Price	271,400
Standard Deviation AV	58,003
Standard Deviation SP	79,707
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.938
Median Ratio	0.938
Weighted Mean Ratio	0.916
UNIFORMITY	
Lowest ratio	0.651
Highest ratio:	1.249
Coefficient of Dispersion	10.52%
Standard Deviation	0.123
Coefficient of Variation	13.13%
Price Related Differential (PRD)	1.017
RELIABILITY	
95% Confidence: Median	
Lower limit	0.920
Upper limit	0.957
95% Confidence: Mean	
Lower limit	0.924
Upper limit	0.952
SAMPLE SIZE EVALUATION	
N (population size)	3267
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.123
Recommended minimum:	24
Actual sample size:	294
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	149
# ratios above mean:	145
z:	0.233
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 041

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

Improved Sales Used in This Annual Update Analysis Area 041 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	559590	0200	04/10/12	\$95,000	\$117,000	540	4	1938	Good	8,627	N	N	2021 DIVISION ST
3	0	242006	9390	11/29/12	\$110,000	\$132,000	830	5	1924	Good	11,290	N	N	1637 LOWELL AVE
3	0	570650	0525	02/07/13	\$130,000	\$153,000	840	5	1954	Avg	6,250	N	N	2949 DIVISION ST
3	0	232006	9090	03/08/12	\$133,500	\$164,000	910	5	1926	VGood	9,900	N	N	1614 FLORENCE ST
3	0	242006	9323	05/16/11	\$124,000	\$145,000	910	5	1929	Good	9,735	N	N	1422 MCHUGH AVE
3	0	242006	9232	03/18/13	\$118,000	\$137,000	960	5	1921	Good	3,457	N	N	1919 FELL ST
3	0	771010	0070	03/22/13	\$185,000	\$215,000	1,110	5	1917	VGood	8,500	N	N	1910 HARDING ST
3	0	232006	9067	04/15/13	\$130,000	\$150,000	1,220	5	1918	VGood	40,000	N	N	24808 SE 448TH ST
3	0	188250	0055	01/10/11	\$137,900	\$153,000	1,230	5	1924	Avg	5,711	N	N	403 RAINIER AVE
3	0	252006	9044	07/27/12	\$225,000	\$276,000	1,680	5	1922	Good	40,012	Y	N	415 BLAKE ST
3	0	188250	0065	08/22/13	\$184,950	\$201,000	710	6	1998	Good	5,686	N	N	423 RAINIER AVE
3	0	242006	9165	03/01/12	\$110,000	\$135,000	800	6	1940	Good	4,196	N	N	2007 FELL ST
3	0	019270	0030	04/24/13	\$198,000	\$227,000	830	6	1918	Good	15,611	N	N	2328 ALPINE PL
3	0	570650	0615	08/22/11	\$174,000	\$209,000	840	6	1940	Good	6,400	N	N	1945 KIBLER AVE
3	0	242006	9420	03/01/13	\$129,900	\$152,000	910	6	1947	Avg	6,272	N	N	1465 MERRITT AVE
3	0	089800	0080	07/27/11	\$121,000	\$144,000	940	6	1939	Good	6,400	N	N	1106 PIONEER ST
3	0	232006	9130	06/17/13	\$130,000	\$146,000	960	6	1920	Good	7,697	N	N	2029 ROOSEVELT AVE
3	0	242006	9353	07/16/12	\$115,505	\$142,000	960	6	1938	Avg	5,500	N	N	2033 WELLS ST
3	0	242006	9192	10/17/11	\$175,000	\$212,000	990	6	1920	VGood	7,500	N	N	1220 WELLS ST
3	0	560200	0030	08/13/12	\$130,000	\$159,000	990	6	1949	VGood	10,212	N	N	1540 PIONEER ST
3	0	601850	0046	08/28/13	\$195,000	\$211,000	990	6	1926	Good	11,215	N	N	2022 LINCOLN AVE
3	0	132006	9258	01/14/13	\$170,000	\$202,000	1,000	6	1991	Avg	9,028	N	N	3342 266TH AVE SE
3	0	262006	9063	05/23/11	\$150,000	\$175,000	1,000	6	1938	Good	6,720	N	N	901 MYRTINE ST
3	0	543782	0270	08/11/11	\$150,000	\$179,000	1,020	6	1983	Avg	7,997	N	N	2458 SCANDIA CT
3	0	232006	9173	09/09/13	\$190,000	\$205,000	1,030	6	1997	Avg	6,918	N	N	1857 PIONEER ST
3	0	192007	9122	05/24/13	\$199,000	\$226,000	1,040	6	1985	Avg	13,334	N	N	1251 ALPINE PL
3	0	782370	0020	01/29/13	\$150,000	\$177,000	1,040	6	1918	Good	8,750	N	N	1722 FRANKLIN ST
3	0	142006	9055	04/24/13	\$280,000	\$322,000	1,060	6	1947	Good	43,558	N	N	42730 257TH PL SE
3	0	719580	0026	01/29/13	\$135,000	\$160,000	1,075	6	1999	Avg	5,000	N	N	2027 JENSEN ST

Improved Sales Used in This Annual Update Analysis Area 041 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	757550	0060	02/02/12	\$157,000	\$193,000	1,090	6	1990	Avg	13,115	Y	N	415 JOHNSON ST
3	0	800510	0215	11/05/13	\$170,000	\$177,000	1,090	6	1940	Avg	4,500	N	N	1821 PORTER ST
3	0	981470	0100	02/14/11	\$125,000	\$141,000	1,090	6	1920	Good	6,000	N	N	1929 JAMES ST
3	0	771010	0131	11/21/13	\$206,000	\$212,000	1,120	6	1953	VGood	8,792	N	N	1922 PIONEER ST
3	0	809160	0320	12/15/11	\$152,000	\$186,000	1,120	6	1986	Good	8,666	N	N	2853 SUN MOUNTAIN DR
3	0	232006	9168	10/03/11	\$149,950	\$181,000	1,150	6	1953	Good	6,708	N	N	1315 PIONEER ST
3	0	771010	0039	10/17/13	\$220,000	\$232,000	1,170	6	1995	Good	8,585	N	N	1816 HARDING ST
3	0	089800	0300	10/20/11	\$150,000	\$182,000	1,200	6	2000	Avg	5,796	N	N	1165 HARDING ST
3	0	560200	0025	08/05/11	\$205,000	\$245,000	1,200	6	1949	VGood	10,212	N	N	1560 PIONEER ST
3	0	771010	0172	05/15/12	\$195,000	\$240,000	1,200	6	1965	VGood	12,500	N	N	1814 PIONEER ST
3	0	802920	0305	09/24/13	\$207,000	\$221,000	1,220	6	1920	Good	7,198	N	N	1806 LAFROMBOISE ST
3	0	076400	0215	11/07/12	\$170,000	\$205,000	1,270	6	1936	VGood	6,594	N	N	1019 MCKINLEY ST
3	0	076400	0215	04/30/13	\$179,995	\$206,000	1,270	6	1936	VGood	6,594	N	N	1019 MCKINLEY ST
3	0	800510	0395	07/01/13	\$236,950	\$264,000	1,270	6	1915	VGood	5,800	N	N	1806 FRANKLIN ST
3	0	034940	0160	08/12/11	\$140,000	\$167,000	1,320	6	1981	Good	7,883	N	N	633 NATALIE PL
3	0	601850	0185	08/15/11	\$233,000	\$279,000	1,320	6	1936	VGood	12,076	N	N	1134 LAFROMBOISE ST
3	0	570650	0150	02/08/12	\$140,000	\$172,000	1,430	6	1929	VGood	6,400	N	N	1741 WILSON AVE
3	0	559590	0275	08/09/12	\$237,500	\$291,000	1,450	6	1940	VGood	7,670	N	N	1457 LAFROMBOISE ST
3	0	561510	0005	02/17/12	\$162,000	\$199,000	1,720	6	1928	VGood	9,193	N	N	3053 PORTER ST
3	0	232006	9118	06/25/13	\$249,990	\$280,000	1,760	6	1938	VGood	11,365	N	N	2355 KIBLER AVE
3	0	242006	9412	06/06/12	\$220,300	\$271,000	2,000	6	1920	Avg	37,060	N	N	26803 SE 432ND ST
3	0	242006	9298	11/25/11	\$162,500	\$198,000	890	7	1985	Avg	5,490	N	N	1403 FRANKLIN ST
3	0	242006	9298	10/26/13	\$190,000	\$199,000	890	7	1985	Avg	5,490	N	N	1403 FRANKLIN ST
3	0	371780	0080	03/25/13	\$167,000	\$194,000	960	7	1930	VGood	6,000	N	N	2050 JAMES ST
3	0	182007	9039	01/07/11	\$339,000	\$375,000	1,000	7	1958	VGood	197,762	Y	N	42430 284TH AVE SE
3	0	272290	0120	08/26/11	\$150,000	\$180,000	1,000	7	1961	Good	9,120	N	N	2451 INITIAL AVE
3	0	601850	0005	06/19/12	\$156,000	\$192,000	1,000	7	1927	Good	6,430	N	N	1081 LAFROMBOISE ST
3	0	164500	0200	07/06/11	\$159,000	\$188,000	1,010	7	1968	Good	7,600	N	N	1920 MCKINLEY ST
3	0	164500	0010	06/26/13	\$165,000	\$185,000	1,040	7	1963	Avg	10,484	N	N	1738 CLOVERCREST ST

Improved Sales Used in This Annual Update Analysis Area 041 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	242006	9475	09/25/13	\$197,000	\$210,000	1,040	7	1959	Good	9,520	N	N	1458 MERRITT AVE
3	0	570650	0345	09/23/11	\$137,546	\$166,000	1,040	7	1977	Good	6,066	N	N	1975 WILSON AVE
3	0	543782	0180	07/18/13	\$195,000	\$216,000	1,070	7	1983	Good	8,352	N	N	359 HARMONY LN
3	0	237280	0045	03/25/13	\$190,000	\$221,000	1,080	7	1956	Good	9,126	N	N	1136 HARDING ST
3	0	164500	0080	05/09/13	\$185,000	\$211,000	1,090	7	1963	Avg	7,300	N	N	1858 CLOVERCREST ST
3	0	242006	9588	05/31/11	\$180,000	\$211,000	1,090	7	1993	Avg	8,825	N	N	1826 WEBER ST
3	0	242006	9289	10/15/12	\$151,000	\$183,000	1,090	7	1951	Avg	5,000	N	N	1703 WASHINGTON AVE
3	0	164500	0690	10/29/13	\$204,000	\$213,000	1,140	7	1967	Good	8,216	N	N	1933 MCKINLEY ST
3	0	164500	0070	10/18/13	\$162,000	\$170,000	1,140	7	1963	Avg	7,000	N	N	1844 CLOVERCREST ST
3	0	237280	0020	04/21/11	\$200,000	\$231,000	1,150	7	1955	VGood	9,126	N	N	1214 HARDING ST
3	0	543780	0200	07/18/13	\$215,000	\$238,000	1,150	7	1972	Good	7,981	N	N	762 MELODY LN
3	0	543780	0300	04/26/12	\$185,000	\$228,000	1,150	7	1969	Good	7,647	Y	N	809 MELODY LN
3	0	543780	0140	08/22/11	\$176,000	\$211,000	1,160	7	1968	Good	10,153	N	N	2464 B CT
3	0	680221	0120	05/21/13	\$225,000	\$256,000	1,180	7	1991	Avg	8,410	N	N	405 BERNINGER ST
3	0	680221	0450	03/29/12	\$150,000	\$185,000	1,180	7	1991	Avg	9,096	N	N	902 OLSEN PL
3	0	802920	0241	06/13/11	\$142,000	\$167,000	1,180	7	1952	Avg	7,160	N	N	2117 GRIFFIN AVE
3	0	164500	0410	08/26/13	\$227,000	\$246,000	1,190	7	1963	Good	10,007	N	N	1729 CLOVERCREST ST
3	0	680220	0240	08/12/13	\$215,000	\$235,000	1,190	7	1990	Avg	9,044	N	N	601 BATHKE AVE
3	0	680220	0970	07/09/12	\$186,000	\$228,000	1,190	7	1990	Avg	9,801	N	N	400 CARLEY PL
3	0	543781	0310	03/22/13	\$180,000	\$209,000	1,200	7	1975	Good	7,789	Y	N	763 HARMONY LN
3	0	680220	0170	08/15/11	\$186,000	\$223,000	1,200	7	1990	Avg	9,044	N	N	707 BATHKE AVE
3	0	713820	0050	11/14/12	\$163,000	\$196,000	1,210	7	1994	Avg	8,919	N	N	309 GARLAND PL
3	0	076681	0260	03/14/11	\$175,750	\$200,000	1,220	7	1996	Avg	9,043	N	N	1115 ISBELL CT
3	0	771010	0072	12/20/12	\$179,500	\$214,000	1,220	7	1993	Avg	8,459	N	N	1915 GARFIELD ST
3	0	156590	0300	09/16/12	\$209,000	\$254,000	1,230	7	1992	Avg	8,404	N	N	275 MICHAEL AVE
3	0	543781	0350	12/11/13	\$215,500	\$219,000	1,250	7	1975	VGood	8,941	Y	N	2311 PARAMOUNT DR
3	0	543781	0370	08/28/13	\$175,000	\$190,000	1,250	7	1978	Avg	7,560	N	N	2347 PARAMOUNT DR
3	0	543782	0080	04/24/12	\$165,000	\$203,000	1,260	7	1979	Good	7,897	N	N	408 CHARWILA LN
3	0	560200	0200	10/11/13	\$249,000	\$263,000	1,260	7	1955	VGood	10,489	N	N	1456 HARDING ST

Improved Sales Used in This Annual Update Analysis Area 041 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	802920	0135	07/23/13	\$225,000	\$248,000	1,270	7	2013	Avg	7,198	N	N	1857 LAFROMBOISE ST
3	0	232006	9373	06/14/12	\$208,000	\$256,000	1,280	7	1994	Avg	10,150	N	N	1066 SEMANSKI ST
3	0	560200	0245	08/13/12	\$155,000	\$190,000	1,290	7	1951	Good	8,604	N	N	2350 GRIFFIN AVE
3	0	132006	9140	12/20/11	\$270,000	\$330,000	1,300	7	1948	VGood	15,000	N	N	42728 264TH AVE SE
3	0	272290	0045	03/29/13	\$192,500	\$223,000	1,300	7	1959	Good	8,925	N	N	1458 GARFIELD ST
3	0	293810	0015	06/23/11	\$168,400	\$199,000	1,300	7	1958	Avg	8,806	N	N	1228 GARFIELD ST
3	0	076400	0090	09/19/13	\$252,500	\$270,000	1,310	7	1923	VGood	7,200	N	N	1020 LORAIN ST
3	0	680220	0550	07/10/13	\$215,000	\$239,000	1,310	7	1991	Avg	9,151	N	N	303 SCHMID ST
3	0	543781	0330	03/27/12	\$200,000	\$246,000	1,320	7	1975	Avg	8,643	Y	N	827 HARMONY LN
3	0	076681	0270	09/16/13	\$211,500	\$227,000	1,330	7	1991	Avg	8,424	N	N	3003 EDEL AVE
3	0	232006	9150	08/27/12	\$268,000	\$327,000	1,330	7	1957	VGood	11,278	Y	N	1951 GOSSARD ST
3	0	116340	0010	07/26/12	\$194,000	\$238,000	1,340	7	1977	Good	24,840	N	N	28114 SE 430TH ST
3	0	680220	0860	05/08/12	\$173,349	\$213,000	1,340	7	1990	Avg	8,409	N	N	400 BANGERT PL
3	0	076680	0480	03/31/11	\$205,000	\$235,000	1,350	7	1993	Avg	7,737	N	N	1029 BERILLA DR
3	0	132006	9069	04/30/13	\$299,000	\$343,000	1,350	7	1932	VGood	42,108	N	N	42900 268TH AVE SE
3	0	807805	0180	09/04/13	\$253,000	\$273,000	1,350	7	1998	Good	8,895	N	N	3230 LOIS LN
3	0	807805	0210	09/21/12	\$190,000	\$231,000	1,350	7	1998	Avg	8,587	N	N	1863 LOIS LN
3	0	932100	0060	01/28/11	\$209,000	\$234,000	1,350	7	1968	Good	7,840	N	N	2756 ELMONT AVE
3	0	237280	0130	11/14/13	\$200,000	\$207,000	1,370	7	1958	VGood	8,410	N	N	1037 GARFIELD ST
3	0	076680	0120	12/07/12	\$169,000	\$203,000	1,380	7	1991	Good	8,844	N	N	1101 BERILLA DR
3	0	232006	9242	12/11/13	\$215,000	\$218,000	1,380	7	1961	Good	9,295	N	N	2319 ROOSEVELT AVE
3	0	076681	0200	07/08/11	\$205,000	\$243,000	1,400	7	1990	Avg	8,680	N	N	1008 WEST CT
3	0	232006	9374	10/25/13	\$225,000	\$236,000	1,400	7	1994	Avg	10,150	N	N	1076 SEMANSKI ST
3	0	680220	0520	04/15/13	\$206,000	\$237,000	1,400	7	1991	Avg	8,421	Y	N	201 SCHMID ST
3	0	232006	9377	03/24/11	\$230,000	\$263,000	1,410	7	1996	Avg	8,571	N	N	2905 ELMONT AVE
3	0	192007	9142	02/19/13	\$245,000	\$288,000	1,420	7	1994	Avg	20,308	N	N	1135 ALPINE PL
3	0	252006	9070	02/16/11	\$229,000	\$258,000	1,420	7	1940	Avg	40,248	N	N	865 BLAKE ST
3	0	601850	0210	04/18/13	\$185,000	\$213,000	1,420	7	1981	Good	6,450	N	N	1165 PIONEER ST
3	0	680220	0920	12/27/12	\$196,960	\$235,000	1,430	7	1990	Avg	8,400	N	N	309 CARLEY PL

Improved Sales Used in This Annual Update Analysis Area 041 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	680220	0900	08/17/11	\$185,000	\$222,000	1,430	7	1991	Avg	8,564	N	N	305 CARLEY PL
3	0	182007	9011	08/22/11	\$240,000	\$288,000	1,450	7	1934	VGood	33,513	N	N	28102 SE 432ND ST
3	0	369870	0120	07/10/13	\$240,500	\$267,000	1,450	7	1961	Good	9,923	N	N	2970 OLYMPIC PL
3	0	570238	0560	08/06/12	\$174,750	\$214,000	1,450	7	1991	Avg	6,687	N	N	402 JEWELL ST
3	0	543782	0100	08/19/13	\$208,500	\$227,000	1,460	7	1979	Good	9,462	N	N	338 CHARWILA LN
3	0	192007	9096	08/22/13	\$245,000	\$266,000	1,480	7	1974	Avg	109,335	N	N	28625 SE 435TH ST
3	0	156590	0130	02/28/12	\$189,000	\$233,000	1,490	7	1992	Avg	8,848	N	N	277 CHINOOK AVE
3	0	156590	0120	04/03/12	\$173,000	\$213,000	1,490	7	1992	Avg	8,848	N	N	297 CHINOOK AVE
3	0	570238	0530	09/05/13	\$220,000	\$237,000	1,490	7	1991	Avg	8,791	N	N	101 JEWELL ST
3	0	680221	0200	01/16/13	\$224,700	\$267,000	1,490	7	1992	Avg	9,169	N	N	909 BATHKE AVE
3	0	272290	0025	03/17/11	\$255,000	\$291,000	1,500	7	1959	Good	8,925	N	N	1402 GARFIELD ST
3	0	293820	0160	04/20/11	\$215,000	\$249,000	1,500	7	1967	Good	10,160	N	N	1170 FLORENCE ST
3	0	614200	0050	11/08/13	\$207,500	\$215,000	1,500	7	1963	Good	9,894	N	N	26314 SE 426TH ST
3	0	379731	0280	09/02/11	\$306,500	\$368,000	1,510	7	1995	Good	8,750	N	N	3350 WYNALDA DR
3	0	559590	0100	11/17/11	\$237,500	\$289,000	1,510	7	1956	VGood	8,627	N	N	1519 PIONEER ST
3	0	191730	0044	12/01/11	\$225,000	\$275,000	1,520	7	2000	Avg	6,168	N	N	1247 DAVIS AVE
3	0	242006	9184	04/26/11	\$225,000	\$261,000	1,520	7	1920	VGood	11,471	N	N	3252 PORTER ST
3	0	680221	0520	03/19/13	\$213,500	\$248,000	1,520	7	1991	Avg	9,744	N	N	1002 BAYSINGER PL
3	0	570650	0415	02/14/12	\$172,500	\$212,000	1,530	7	1938	Good	12,800	N	N	1913 WILSON AVE
3	0	543782	0170	08/21/12	\$210,000	\$257,000	1,550	7	1983	Avg	12,869	N	N	349 HARMONY LN
3	0	560200	0295	07/29/13	\$205,000	\$226,000	1,550	7	1958	Good	10,212	N	N	1541 GARFIELD ST
3	0	076681	0080	05/09/13	\$260,000	\$297,000	1,570	7	1991	Avg	8,794	N	N	3012 ELMONT AVE
3	0	164500	0330	11/22/13	\$190,000	\$195,000	1,570	7	1963	Avg	7,600	N	N	1867 CLOVERCREST ST
3	0	116340	0020	11/09/11	\$220,000	\$268,000	1,590	7	1971	Good	21,600	N	N	28130 SE 430TH ST
3	0	570650	0180	01/11/12	\$172,000	\$211,000	1,610	7	1950	Good	9,600	N	N	1705 WILSON AVE
3	0	076680	0150	01/14/11	\$225,000	\$250,000	1,620	7	1990	Avg	10,191	N	N	1033 BERILLA DR
3	0	779200	0080	06/09/11	\$252,000	\$296,000	1,620	7	1957	Good	27,595	Y	N	28115 SE 451ST ST
3	0	771010	0040	10/02/12	\$188,000	\$228,000	1,630	7	1990	Good	6,875	N	N	1815 GARFIELD ST
3	0	559590	0061	03/27/11	\$189,900	\$218,000	1,640	7	2006	Avg	5,651	N	N	2164 GRIFFIN AVE

Improved Sales Used in This Annual Update Analysis Area 041 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	076680	0050	11/14/13	\$226,500	\$234,000	1,650	7	1990	Avg	8,558	N	N	2857 EDITH AVE
3	0	085300	0240	06/13/13	\$235,000	\$264,000	1,650	7	1994	Avg	7,525	N	N	1520 MYRTLE AVE
3	0	543782	0050	04/04/13	\$228,000	\$264,000	1,650	7	1979	VGood	7,875	N	N	506 CHARWILA LN
3	0	543782	0430	10/25/13	\$220,000	\$230,000	1,650	7	1979	Good	8,610	N	N	529 CHARWILA LN
3	0	713820	0450	06/14/12	\$185,000	\$227,000	1,650	7	1994	Avg	8,469	N	N	410 GARLAND PL
3	0	713821	0300	06/13/13	\$249,000	\$280,000	1,650	7	1994	Avg	7,709	N	N	380 WETHERBEE LN
3	0	713821	0020	07/18/12	\$214,950	\$264,000	1,650	7	1995	Avg	8,408	N	N	3454 WETHERBEE LN
3	0	713821	0370	05/06/13	\$230,000	\$263,000	1,650	7	1995	Avg	10,919	N	N	3374 WARD CT
3	0	713821	0150	12/20/13	\$234,000	\$236,000	1,650	7	1994	Avg	9,022	N	N	325 RANDALL PL
3	0	932101	0080	05/20/13	\$180,000	\$205,000	1,650	7	1981	Good	8,980	N	N	1245 SEMANSKI ST
3	0	232006	9201	11/29/12	\$215,000	\$258,000	1,660	7	2006	Avg	15,930	N	N	2122 MCHUGH AVE
3	0	262006	9203	07/27/12	\$277,000	\$339,000	1,660	7	2009	Avg	9,120	N	N	542 SEMANSKI ST
3	0	369830	0010	06/18/12	\$320,000	\$393,000	1,660	7	1913	VGood	17,685	N	N	1024 MCKINLEY ST
3	0	866100	0084	06/28/12	\$214,950	\$264,000	1,660	7	1983	Good	6,500	N	N	1960 GARFIELD ST
3	0	156590	0060	03/05/13	\$214,244	\$250,000	1,670	7	1992	Avg	9,296	N	N	455 CHINOOK AVE
3	0	570238	0630	11/16/11	\$187,000	\$228,000	1,670	7	1990	Avg	7,606	N	N	306 JEWELL ST
3	0	570238	0380	12/13/11	\$185,000	\$226,000	1,670	7	1991	Avg	10,094	N	N	205 JEWELL ST
3	0	570238	0520	03/20/12	\$170,000	\$209,000	1,670	7	1991	Avg	10,422	N	N	103 JEWELL ST
3	0	232006	9331	08/08/12	\$324,950	\$398,000	1,690	7	1978	Good	18,225	N	N	2540 KIBLER AVE
3	0	076681	0480	08/06/12	\$233,700	\$286,000	1,700	7	1992	Avg	8,837	N	N	3118 EDEL AVE
3	0	570238	0590	01/12/13	\$220,000	\$261,000	1,700	7	1991	Avg	6,735	N	N	326 JEWELL ST
3	0	614200	0130	06/24/11	\$205,000	\$242,000	1,700	7	1966	Good	11,118	N	N	26008 SE 426TH ST
3	0	807805	0010	12/09/13	\$259,950	\$264,000	1,700	7	1996	Avg	8,463	N	N	1930 HIGHPOINT ST
3	0	807805	0140	02/21/13	\$200,000	\$235,000	1,700	7	1996	Avg	8,448	N	N	1822 HIGHPOINT ST
3	0	232006	9127	04/27/12	\$230,000	\$283,000	1,720	7	1964	Good	15,476	N	N	3040 DIVISION ST
3	0	807805	0170	05/26/11	\$246,990	\$289,000	1,720	7	1996	Avg	9,315	N	N	1900 HIGHPOINT ST
3	0	807805	0220	05/11/12	\$230,000	\$283,000	1,720	7	1998	Avg	8,643	N	N	3249 LOIS LN
3	0	807805	0050	11/19/12	\$215,000	\$259,000	1,720	7	1998	Avg	8,615	N	N	1906 LOIS LN
3	0	807805	0130	01/16/12	\$183,250	\$225,000	1,720	7	1996	Avg	8,320	N	N	1770 HIGHPOINT ST

Improved Sales Used in This Annual Update Analysis Area 041 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	230971	0230	01/10/11	\$242,500	\$269,000	1,740	7	2010	Avg	5,757	N	N	314 ASMUNDSON LN N
3	0	237280	0105	08/14/13	\$215,000	\$235,000	1,740	7	1956	Good	9,126	N	N	1121 GARFIELD ST
3	0	132006	9031	01/14/11	\$345,000	\$383,000	1,770	7	1922	VGood	29,348	N	N	26222 SE 432ND ST
3	0	156590	0020	09/19/11	\$220,000	\$265,000	1,800	7	1992	Avg	8,494	N	N	1205 CHINOOK AVE
3	0	132006	9223	02/20/12	\$249,000	\$306,000	1,810	7	1969	Good	100,188	N	N	3615 DIVISION ST
3	0	392500	0030	09/23/11	\$260,000	\$314,000	1,850	7	1997	Avg	9,515	Y	N	3210 GARFIELD ST
3	0	156590	0410	02/05/13	\$219,000	\$258,000	1,860	7	1992	Avg	8,841	N	N	452 MICHAEL AVE
3	0	242006	9392	08/22/11	\$179,900	\$216,000	1,860	7	1917	Good	10,500	N	N	2908 PORTER ST
3	0	570238	0600	09/13/11	\$173,100	\$209,000	1,860	7	1991	Avg	5,973	N	N	324 JEWELL ST
3	0	076681	0170	01/12/12	\$235,000	\$288,000	1,870	7	1990	Avg	9,610	N	N	1002 FARRELLY ST
3	0	242006	9033	07/31/12	\$155,000	\$190,000	1,870	7	1936	Avg	8,000	N	N	2023 WELLS ST
3	0	379730	0230	07/11/12	\$277,000	\$340,000	1,870	7	1994	Avg	8,628	N	N	3102 CHELSEA LN
3	0	379731	0090	05/28/13	\$270,000	\$306,000	1,910	7	1994	Avg	9,237	N	N	3371 WYNALDA DR
3	0	257191	0280	08/21/13	\$285,000	\$310,000	1,930	7	1992	Avg	9,750	Y	N	3101 CHRISTIANSON AVE
3	0	272290	0110	08/30/11	\$258,000	\$310,000	1,930	7	1967	Good	9,000	N	N	2431 INITIAL AVE
3	0	293810	0040	11/26/12	\$255,000	\$306,000	1,930	7	1960	VGood	9,282	N	N	1136 GARFIELD ST
3	0	230971	0030	08/22/12	\$217,000	\$265,000	1,960	7	2011	Avg	4,681	N	N	243 RIGGS DR E
3	0	242006	9487	07/03/12	\$235,000	\$289,000	1,970	7	1989	Avg	7,892	N	N	3130 CINKOVICH ST
3	0	713820	0410	06/18/13	\$290,000	\$326,000	1,970	7	1994	Good	8,640	N	N	3477 GARLAND PL
3	0	713820	0400	04/18/12	\$204,115	\$251,000	1,970	7	1994	Avg	8,640	N	N	3457 GARLAND PL
3	0	713821	0210	08/23/11	\$269,000	\$323,000	1,970	7	1994	Avg	8,466	N	N	3295 RANDALL PL
3	0	713821	0420	02/25/11	\$268,000	\$303,000	1,970	7	1995	Avg	14,792	Y	N	3389 WARD CT
3	0	713821	0240	04/09/12	\$205,000	\$252,000	1,970	7	1994	Avg	8,403	N	N	3357 RANDALL PL
3	0	230971	0010	12/15/11	\$259,950	\$318,000	2,010	7	2011	Avg	5,001	N	N	209 RIGGS DR E
3	0	614200	0110	05/28/13	\$200,000	\$227,000	2,070	7	1959	Good	14,264	N	N	42601 264TH AVE SE
3	0	132006	9261	02/10/12	\$255,000	\$313,000	2,082	7	2000	Avg	26,802	Y	N	1795 MCHUGH AVE
3	0	379731	0070	02/22/12	\$295,500	\$363,000	2,270	7	1995	Avg	9,240	N	N	3335 WYNALDA DR
3	0	230971	0160	06/13/11	\$263,118	\$310,000	2,280	7	2011	Avg	5,095	N	N	278 BRUHN LN N
3	0	809160	0220	04/26/11	\$325,000	\$377,000	2,290	7	1987	Good	8,597	N	N	1351 FARRELLY ST

Improved Sales Used in This Annual Update Analysis Area 041 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	230971	0140	10/18/13	\$330,000	\$347,000	2,380	7	2010	Avg	6,185	Y	N	224 BRUHN LN N
3	0	713820	0280	07/19/13	\$333,000	\$368,000	2,400	7	1994	Good	10,430	N	N	595 BLANCHAT CT
3	0	543782	0160	07/18/13	\$279,950	\$310,000	2,410	7	1982	Good	11,754	N	N	2430 HARMONY LN
3	0	771590	0060	05/16/12	\$320,000	\$394,000	2,410	7	2003	Avg	12,590	N	N	1821 SHANON LN
3	0	713820	0130	03/01/11	\$266,350	\$302,000	2,450	7	1994	Avg	8,400	N	N	3426 GARLAND PL
3	0	242006	9427	10/19/12	\$285,000	\$345,000	2,500	7	1981	Avg	19,858	N	N	1725 LOWELL AVE
3	0	379731	0270	05/04/12	\$305,000	\$376,000	2,510	7	1995	Avg	8,875	N	N	3368 WYNALDA DR
3	0	771010	0090	06/03/13	\$325,000	\$367,000	2,530	7	1979	Avg	29,099	N	N	1948 HARDING ST
3	0	248210	0130	10/25/12	\$250,000	\$302,000	2,560	7	1993	Avg	19,055	N	N	42830 283RD AVE SE
3	0	257191	0290	09/24/13	\$329,000	\$351,000	2,630	7	1993	Good	9,905	N	N	3117 CHRISTIANSON AVE
3	0	230971	0050	08/06/12	\$250,000	\$306,000	2,660	7	2010	Avg	4,681	N	N	277 RIGGS DR E
3	0	230971	0060	09/02/11	\$284,950	\$343,000	2,770	7	2010	Avg	5,093	N	N	285 RIGGS DR E
3	0	230971	0150	09/06/11	\$269,950	\$325,000	2,800	7	2011	Avg	5,291	N	N	256 BRUHN LN N
3	0	230971	0220	03/04/11	\$297,000	\$337,000	2,850	7	2010	Avg	7,613	Y	N	302 ASMUNDSON LN N
3	0	164500	0270	11/26/12	\$200,000	\$240,000	3,120	7	1966	Good	7,700	N	N	1774 MCKINLEY ST
3	0	814130	0160	02/01/12	\$265,000	\$326,000	1,580	8	2011	Avg	5,975	N	N	467 BONDGARD AVE E
3	0	814130	0140	09/28/13	\$277,075	\$295,000	1,600	8	2010	Avg	5,255	N	N	483 BONDGARD AVE E
3	0	246880	0120	05/11/11	\$359,500	\$419,000	1,660	8	1979	Good	16,322	Y	N	28700 SE 462ND PL
3	0	800610	0335	01/20/11	\$250,000	\$278,000	1,660	8	1948	Good	6,500	N	N	1155 WELLS ST
3	0	076681	0020	04/08/13	\$259,000	\$299,000	1,670	8	2004	Avg	8,491	N	N	3104 ELMONT AVE
3	0	779200	0005	07/13/12	\$190,000	\$233,000	1,680	8	1960	Avg	38,896	N	N	44830 283RD AVE SE
3	0	779200	0125	10/11/11	\$280,000	\$339,000	1,700	8	1959	Good	25,449	N	N	44932 281ST AVE SE
3	0	257190	0090	09/30/11	\$234,500	\$284,000	1,730	8	1991	Avg	9,210	N	N	555 BURGER PL
3	0	779200	0175	02/01/11	\$240,000	\$269,000	1,730	8	1968	Good	30,208	N	N	45004 283RD AVE SE
3	0	807849	0280	09/17/12	\$264,950	\$322,000	1,730	8	1992	Avg	10,002	N	N	3310 SPRING PL
3	0	779200	0090	12/19/13	\$225,000	\$227,000	1,740	8	1957	Good	27,595	Y	N	28213 SE 451ST ST
3	0	257190	0190	12/08/11	\$212,300	\$259,000	1,750	8	1990	Avg	9,234	N	N	429 FARRELLY ST
3	0	257190	0490	05/23/13	\$319,000	\$362,000	1,770	8	1991	Avg	12,070	N	N	2860 LINK AVE
3	0	814130	0110	09/23/11	\$265,000	\$320,000	1,770	8	2011	Avg	4,800	Y	N	BONDGARD AVE E

Improved Sales Used in This Annual Update Analysis Area 041 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	379730	0170	06/14/13	\$275,000	\$309,000	1,780	8	1994	Avg	9,983	N	N	3045 WYNALDA DR
3	0	379730	0080	05/17/13	\$240,000	\$273,000	1,780	8	1993	Avg	9,469	N	N	3170 WYNALDA DR
3	0	302007	9097	05/01/12	\$292,000	\$360,000	1,830	8	1991	Avg	211,259	Y	N	46310 290TH AVE SE
3	0	272290	0080	12/11/12	\$197,950	\$237,000	1,850	8	1968	Good	8,925	N	N	1415 LORAIN ST
3	0	779200	0170	06/11/12	\$300,000	\$369,000	1,850	8	1960	VGood	24,614	Y	N	44932 283RD AVE SE
3	0	943290	0380	12/27/13	\$265,000	\$266,000	1,850	8	1996	Avg	8,770	N	N	1921 HAWK CT
3	0	807849	0320	09/12/13	\$279,950	\$301,000	1,860	8	1991	Avg	9,941	N	N	206 ALMADON ST
3	0	302007	9077	07/01/13	\$340,000	\$379,000	1,870	8	1975	Good	60,730	Y	N	45230 288TH AVE SE
3	0	932101	0010	07/02/13	\$299,000	\$333,000	1,880	8	1985	Avg	12,117	N	N	1260 SEMANSKI ST
3	0	541610	0020	07/15/11	\$274,000	\$325,000	1,910	8	2004	Avg	8,329	N	N	3547 LARSEN AVE
3	0	232006	9141	09/27/12	\$330,000	\$401,000	1,920	8	1985	Good	18,778	Y	N	2986 GOSSARD PL
3	0	560200	0150	09/07/12	\$272,000	\$332,000	1,930	8	1963	VGood	8,981	N	N	2276 STEVENSON AVE
3	0	807849	0450	10/21/13	\$218,000	\$229,000	1,930	8	1990	Avg	10,151	Y	N	203 SUMMER PL
3	0	325750	0025	03/06/12	\$201,000	\$247,000	1,950	8	1983	Good	8,798	N	N	1471 FLORENCE ST
3	0	943290	0400	06/17/13	\$273,999	\$308,000	1,980	8	1991	Avg	8,438	N	N	1941 HAWK CT
3	0	257190	0440	05/09/12	\$235,000	\$289,000	1,990	8	1990	Avg	8,004	N	N	404 FARRELLY ST
3	0	248210	0140	06/19/13	\$254,000	\$285,000	2,010	8	1977	Good	16,532	N	N	42824 283RD AVE SE
3	0	779200	0150	09/12/13	\$290,000	\$312,000	2,010	8	1960	Good	26,005	N	N	44931 283RD AVE SE
3	0	232006	9115	03/28/13	\$280,000	\$325,000	2,080	8	1963	VGood	35,200	N	N	3102 OLYMPIC PL
3	0	543781	0210	06/11/13	\$268,950	\$303,000	2,090	8	1978	Good	8,042	Y	N	642 C CT
3	0	232006	9055	05/24/13	\$455,000	\$516,000	2,100	8	1933	VGood	27,082	N	N	1867 GOSSARD ST
3	0	943290	0720	09/25/12	\$211,000	\$256,000	2,140	8	1997	Avg	8,741	N	N	3111 KIBLER AVE
3	0	257192	0100	06/26/12	\$205,000	\$252,000	2,150	8	1993	Avg	9,839	N	N	2940 OLIE ANN PL
3	0	242006	9134	07/11/13	\$355,000	\$394,000	2,210	8	2012	Avg	8,119	N	N	1343 MARION ST
3	0	943290	0780	12/31/13	\$289,999	\$290,000	2,270	8	1997	Avg	8,400	N	N	3025 HIGHPOINT ST
3	0	542281	0120	09/18/12	\$292,000	\$355,000	2,400	8	2001	Avg	8,837	Y	N	3213 LARSEN AVE
3	0	943290	0470	02/21/13	\$315,000	\$370,000	2,410	8	1991	Good	8,415	N	N	3015 CARBON RIDGE ST
3	0	426600	0060	11/26/12	\$259,210	\$311,000	2,420	8	1990	Avg	10,762	N	N	2370 MCHUGH AVE
3	0	230970	0060	04/17/13	\$213,000	\$245,000	2,470	8	2007	Avg	4,500	N	N	259 BONDGARD AVE E

Improved Sales Used in This Annual Update Analysis Area 041 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	257192	0070	06/07/12	\$275,000	\$338,000	2,470	8	1995	Avg	13,027	N	N	2965 OLIE ANN PL
3	0	542282	0040	07/11/13	\$341,500	\$379,000	2,510	8	2002	Avg	9,240	N	N	3323 PHILLIPS AVE
3	0	232006	9094	10/16/13	\$470,000	\$495,000	2,520	8	1932	VGood	40,330	N	N	1321 FLORENCE ST
3	0	932100	0200	04/05/11	\$380,000	\$437,000	2,560	8	1969	VGood	13,104	N	N	2755 LINCOLN AVE
3	0	230970	0140	04/26/12	\$236,500	\$291,000	2,570	8	2008	Avg	5,101	N	N	282 BONDGARD AVE E
3	0	230970	0350	09/25/12	\$275,000	\$334,000	2,640	8	2007	Avg	5,647	N	N	404 ASMUNDSON LN N
3	0	542282	0080	05/01/13	\$345,000	\$395,000	2,640	8	2001	Avg	11,469	Y	N	3229 PHILLIPS AVE
3	0	542282	0060	05/26/11	\$276,500	\$324,000	2,670	8	2004	Avg	9,240	N	N	3285 PHILLIPS AVE
3	0	542282	0110	10/11/13	\$340,000	\$359,000	2,690	8	2001	Avg	8,896	Y	N	3228 PHILLIPS AVE
3	0	230970	0160	04/26/12	\$260,000	\$320,000	2,800	8	2007	Avg	4,681	N	N	258 BONDGARD AVE E
3	0	230970	0120	11/26/12	\$225,000	\$270,000	2,800	8	2008	Avg	4,442	N	N	340 BONDGARD AVE E
3	0	855680	0140	07/11/13	\$402,000	\$446,000	2,800	8	2002	Avg	15,963	N	N	2764 MCHUGH AVE
3	0	542281	0010	01/12/11	\$285,000	\$316,000	2,810	8	2001	Avg	10,433	N	N	3464 LARSEN AVE
3	0	542282	0070	07/01/13	\$350,000	\$391,000	2,850	8	2004	Avg	9,237	N	N	3265 PHILLIPS AVE
3	0	541610	0030	04/30/13	\$349,950	\$401,000	2,900	8	2001	Good	8,315	N	N	3521 LARSEN AVE
3	0	542281	0090	09/03/13	\$359,950	\$389,000	2,980	8	1999	Avg	13,724	N	N	3239 LARSEN AVE
3	0	369870	0140	03/19/12	\$270,000	\$332,000	3,220	8	1973	Avg	9,840	N	N	2914 OLYMPIC PL
3	0	542281	0020	09/17/12	\$307,000	\$374,000	3,450	8	1999	Avg	11,178	N	N	3427 PHILLIPS AVE
3	0	142006	9128	09/07/12	\$420,000	\$512,000	1,880	9	1998	Avg	24,300	Y	N	3452 HARDING ST
3	0	257190	0500	09/22/11	\$420,000	\$507,000	1,910	9	1990	VGood	12,070	N	N	2846 LINK AVE
3	0	232006	9350	05/24/13	\$269,000	\$305,000	2,240	9	1986	Good	8,400	N	N	2946 GOSSARD PL
3	0	559590	0015	09/13/13	\$250,000	\$268,000	2,280	9	1955	Good	13,482	N	N	2044 GRIFFIN AVE
3	0	855680	0160	05/21/13	\$408,500	\$464,000	2,460	9	2005	Avg	17,818	N	N	2723 PERRY CT
3	0	782370	0040	04/03/13	\$470,000	\$544,000	2,600	9	1922	VGood	16,250	N	N	1736 FRANKLIN ST
3	0	814130	0070	06/03/11	\$329,000	\$386,000	2,740	9	2007	Avg	4,800	Y	N	444 BONDGARD AVE E
3	0	807849	0440	05/25/12	\$300,000	\$369,000	2,790	9	1991	Avg	12,480	Y	N	205 SUMMER PL
3	0	855680	0190	06/13/11	\$369,000	\$434,000	2,880	9	2001	Avg	20,279	N	N	2688 MCHUGH AVE
3	0	855680	0040	07/09/12	\$480,000	\$589,000	2,980	9	2001	Avg	14,999	N	N	3111 FLORENCE ST
3	0	085300	0140	11/26/12	\$362,500	\$435,000	3,010	9	1952	VGood	10,825	N	N	1532 GRIFFIN AVE

Improved Sales Used in This Annual Update Analysis Area 041 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	814130	0230	04/25/12	\$349,900	\$431,000	3,260	9	2007	Avg	6,040	Y	N	512 COOPER LN N
3	0	719580	0010	07/06/11	\$375,000	\$444,000	3,350	9	1927	VGood	32,900	N	N	1357 WASHINGTON AVE
3	0	192007	9143	09/14/11	\$429,000	\$517,000	3,640	9	1996	Avg	47,044	N	N	28210 SE 440TH ST
3	0	232006	9286	04/16/12	\$327,000	\$403,000	4,180	9	1918	VGood	18,000	N	N	2510 GRIFFIN AVE

Improved Sales Removed in This Annual Update Analysis Area 041 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	034940	0060	04/01/13	\$137,427	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	076680	0050	03/20/13	\$165,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	089800	0125	11/01/12	\$250,642	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	089800	0125	03/19/13	\$101,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	0	132006	9039	10/02/12	\$150,180	%NETCOND;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	0	132006	9039	01/11/13	\$175,251	%NETCOND;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	132006	9040	03/19/13	\$185,600	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
3	0	132006	9066	10/26/12	\$90,000	PREVIMP<=25K
3	0	132006	9071	03/28/11	\$175,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	132006	9080	03/28/12	\$230,500	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	132006	9094	09/27/13	\$166,600	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	132006	9141	05/30/12	\$60,000	DOR RATIO;NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	0	132006	9194	10/23/12	\$95,000	NON-REPRESENTATIVE SALE
3	0	132006	9275	05/07/13	\$288,060	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	142006	9045	12/05/11	\$90,000	SAS DIAGNOSTIC OUTLIER; BOX PLOTS
3	0	156590	0340	06/14/11	\$33,493	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
3	0	156590	0390	11/22/11	\$232,255	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	156590	0390	04/06/12	\$169,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
3	0	164500	0060	07/09/12	\$240,916	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	164500	0130	08/22/13	\$294,430	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	164500	0200	03/07/11	\$241,913	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	164500	0270	11/23/11	\$254,720	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	182007	9037	12/12/12	\$115,000	NON-REPRESENTATIVE SALE
3	0	188250	0005	02/22/12	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
3	0	192007	9033	11/16/12	\$126,668	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; QUIT CLAIM DEED
3	0	230970	0090	12/16/11	\$377,208	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	230970	0090	10/16/12	\$215,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	0	230970	0210	01/08/13	\$190,000	NON REPRESENTATIVE SALE
3	0	232006	9074	12/02/13	\$69,580	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	0	232006	9083	09/30/13	\$230,557	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 041 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	232006	9083	11/25/13	\$126,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	232006	9129	02/22/11	\$130,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	0	232006	9160	01/30/12	\$73,300	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	0	232006	9383	11/17/11	\$204,250	IMP CHARACTERISTICS CHANGED SINCE SALE
3	0	242006	9104	02/08/13	\$77,500	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
3	0	242006	9106	11/11/13	\$182,699	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
3	0	242006	9128	05/10/12	\$73,000	DOR RATIO
3	0	242006	9140	03/08/13	\$150,000	SAS DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
3	0	242006	9220	08/08/13	\$210,951	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	242006	9227	11/26/13	\$149,292	BANKRUPTCY RECEIVER TRUSTEE; NO MARKET EXPOSURE
3	0	242006	9234	10/31/12	\$115,000	SAS DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
3	0	242006	9234	06/20/12	\$116,405	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	242006	9304	09/30/13	\$268,374	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	242006	9353	05/24/12	\$148,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	242006	9412	02/01/12	\$315,340	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	242006	9420	12/06/11	\$134,427	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	242006	9446	03/21/12	\$106,000	SAS DIAGNOSTIC OUTLIER; BOX PLOTS
3	0	242006	9446	11/28/11	\$246,958	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	242006	9526	03/22/13	\$96,528	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	0	246880	0180	03/01/11	\$224,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	257190	0440	12/16/11	\$299,475	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	257191	0530	09/09/13	\$263,440	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	257191	0530	09/13/13	\$354,557	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON REPRESENTATIVE SALE
3	0	262006	9007	09/26/12	\$465,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	262006	9007	12/14/12	\$540,000	BUILDER OR DEVELOPER SALES; TEAR DOWN; SEG/MERGE AFTER SALE
3	0	262006	9055	08/17/11	\$140,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	262006	9061	03/09/11	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	262006	9075	03/19/12	\$101,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	0	262006	9077	06/24/12	\$98,900	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	272290	0040	11/14/11	\$125,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

**Improved Sales Removed in This Annual Update Analysis
Area 041 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	332650	0006	07/09/13	\$275,002	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	370190	0015	01/10/11	\$116,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	371780	0070	01/27/12	\$30,000	DOR RATIO;NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	0	541610	0030	02/27/13	\$240,400	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	542282	0070	02/22/13	\$313,114	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	543781	0350	04/29/13	\$5,000	DOR RATIO;NO MARKET EXPOSURE
3	0	543782	0070	09/16/11	\$168,604	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	543782	0070	12/27/11	\$160,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
3	0	543782	0120	10/10/13	\$244,924	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	543782	0160	03/28/13	\$152,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	543782	0180	04/16/13	\$150,566	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	559590	0100	04/05/11	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	559590	0235	09/06/11	\$102,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	560200	0010	08/07/13	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	560200	0090	10/20/11	\$156,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
3	0	561510	0215	12/05/11	\$144,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	570238	0130	04/24/13	\$312,802	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	570238	0130	06/14/13	\$312,802	GOVERNMENT AGENCY; EASEMENT OR RIGHT-OF-WAY
3	0	570238	0150	09/05/13	\$336,624	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	570238	0220	11/08/13	\$239,647	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	570238	0250	06/17/11	\$170,000	NO MARKET EXPOSURE
3	0	570238	0460	10/01/13	\$317,163	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	570650	0110	05/02/12	\$117,000	SAS DIAGNOSTIC OUTLIER; BOX PLOTS
3	0	570650	0110	12/05/11	\$168,194	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	570650	0560	07/06/11	\$150,000	NON-REPRESENTATIVE SALE
3	0	601850	0100	08/28/13	\$241,532	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	614200	0050	04/18/13	\$229,548	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	614210	0030	03/15/12	\$147,250	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	0	659900	0010	04/28/11	\$140,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
3	0	680220	0310	04/12/11	\$150,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis Area 041 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	680220	0740	09/16/13	\$219,755	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	680221	0320	02/02/12	\$149,199	SAS DIAGNOSTIC OUTLIER; BOX PLOTS
3	0	680221	0450	11/28/11	\$248,503	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON REPRESENTATIVE SALE
3	0	713821	0120	08/09/13	\$231,400	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	719580	0024	08/15/12	\$203,092	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	719580	0024	03/20/13	\$148,584	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	771010	0039	08/16/13	\$151,301	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	771010	0110	09/27/12	\$292,301	GOVERNMENT AGENCY; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	771010	0110	09/05/12	\$316,292	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	771010	0172	11/11/11	\$75,508	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE;
3	0	771010	0190	02/09/12	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	771010	0190	03/23/12	\$80,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
3	0	779200	0110	05/03/12	\$106,050	SAS DIAGNOSTIC OUTLIER; ANOMALY DETECTION
3	0	800510	0025	12/11/13	\$90,000	NON-REPRESENTATIVE SALE
3	0	800510	0345	09/12/11	\$412,000	IMP COUNT
3	0	800510	0431	07/22/13	\$132,000	SAS DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
3	0	800510	0850	08/23/12	\$74,800	SAS DIAGNOSTIC OUTLIER; BOX PLOTS
3	0	802920	0270	05/15/12	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	802920	0340	12/03/13	\$129,000	BANKRUPTCY RECEIVER TRUSTEE; NO MARKET EXPOSURE
3	0	807805	0060	11/21/12	\$193,386	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	807805	0100	06/18/13	\$166,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	807849	0320	01/15/13	\$229,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	807849	0450	05/06/13	\$243,445	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	809160	0050	10/03/13	\$105,500	NON-REPRESENTATIVE SALE
3	0	855680	0140	11/21/12	\$305,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	866100	0036	01/31/12	\$71,900	SAS DIAGNOSTIC OUTLIER; ANOMALY DETECTION
3	0	943290	0720	05/01/12	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

**Vacant Sales Used in this Annual Update Analysis
Area 041**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
003	0	142006	9147	08/27/13	\$70,000	9,733	N	N
003	0	142006	9149	09/06/12	\$85,000	8,501	Y	N
003	0	232006	9032	05/05/11	\$150,000	16,950	N	N
003	0	242006	9334	03/04/11	\$105,000	8,000	N	N
003	0	392501	0010	12/06/11	\$78,000	9,515	N	N

Vacant Sales Removed in this Annual Update Analysis Area 041

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	142006	9147	09/06/12	\$52,500	NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES
3	0	242006	9020	06/21/12	\$60,000	NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, Etc.)
3	0	601850	0255	08/27/13	\$48,500	NON-REPRESENTATIVE SALE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030

All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use.

Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

...the entire [fee] estate is to be assessed and taxed as a unit...

Folsom v. Spokane County, 111 Wn. 2d 256 (1988)

...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...

The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

Certification:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.

None

Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:

To the best of my knowledge the following services were performed by me within the subject area in the last three years:

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- New Construction Evaluation

Mari "Mindy" Tianzon

8/12/2014

Appraiser II

Date